

IMPORTANT NOTICE TO APPLICANT:

THIS APPLICATION CONSISTS OF TWO (2) PAGES. BOTH PAGES MUST BE COMPLETED AND SUBMITTED IN ORDER TO PROCESS

Submittal deadline for this application and all associated documentation is Monday, 9:00AM. The fee amount will be calculated once this application is received and processed. In order for this item to be placed on the next available Plat Committee Agenda, the full correct fee must be paid no later than the following day, Tuesday, noon time. Failure to submit this form and fees by the aforementioned deadlines will result in this item not being placed on the next available Plat Committee agenda.

FOR OFFICIAL USE ONLY:

Agenda Date: _____

Tentative No.: T- _____

Received Date: _____

Number of Sites : (1)

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: UNINCORPORATED MIAMI-DADE COUNTY Sec.: 16 Twp.: 54 S. Rge.: 39 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Name of Proposed Subdivision: ACADEMIR CHARTER SCHOOL

2. Owner's Name: ACADEMIR CHARTER SCHOOLS INC.

Phone: 305-613-1851

Address: 5420 SW 137 AVE BAY 5

City: MIAMI

State: FL

Zip Code: 33185

Owner's Email Address: AHFDesignStudio@att.net

3. Surveyor's Name: AMERICAN SERVICES OF MIAMI, CORP

Phone: 305-598-5101

Address: 266 Giralda Ave

City: Coral Gables

State: FL

Zip Code: 33134

Surveyor's Email Address: ED@ASOMIAMI.COM / MZULUAGA@ASOMIAMI.COM

4. Folio No(s): SEE ATTACHED / _____ / _____

5. Legal Description of Parent Tract: SEE ATTACHED

6. Street boundaries: SW 147 AVE & SW 28TH STREET

7. Present Zoning: RU-1MB

Zoning Hearing No.: Z2025000050 & R-678-06

8. Proposed use of Property:

Single Family Res.(_____ Units), Duplex(_____ Units), Apartments(_____ Units), Industrial/Warehouse(_____ Square .Ft.),

Business(128,894 Sq. Ft.), Office(_____ Sq. Ft.), Restaurant(_____ Sq. Ft. & No. Seats _____), Other (_____ Sq. Ft. & No. of Units _____)

9. Does the property contain contamination? YES: ☐ NO: ☒

NOTE: Attach list of all plat restrictions zoning conditions or any other declarations, restrictions, covenants that might affect this Tentative Plat.

Any soil groundwater or surface water contaminants exceeding standards or criteria outlined in local, state, and/or federal law, shall be disclosed. Furthermore, any portion of the of the property to be conveyed (including right-of-way) must be identified, and the receiving entity must be made aware of the contamination and accept the conveyance. Documentation of acceptance from each entity shall be provided with the plat application.

Be advised that Miami-Dade County will not accept the conveyance of contaminated property for right-of-way: right-of-way areas must be fully restored to applicable local, state, and/or federal standards or criteria.

Please note nothing stated herein may be interpreted to limit or restrict an engineer's or other professional's responsibility to prepare plans accurately and completely for proposed right-of-way as well as any other projects or plans. For proposed dedications of non-right-of-way properties, any soil, groundwater or surface water contaminants must be disclosed to the County Department at the earliest stage possible. The presence of any such contamination or delay in disclosure of such contamination could result in the County declining the acceptance of the proposed dedication, the need for the developer to reconfigure or change previously approved site plans, or conduct changes to the proposed development may be required. The applicant may contact the DERM Environmental Monitoring and Restoration Division at 305-372-6700 for additional information.

THIS APPLICATION CONSISTS OF TWO (2) PAGES. BOTH PAGES MUST BE COMPLETED AND SUBMITTED IN ORDER TO PROCESS

I HEREBY CERTIFY that I am the owner of the parcel(s) described in Item 5 and that the information contained in this application is true and correct to the best of my knowledge and belief. If applicable, attached is a list of all the restrictions/restrictive covenants and declarations in favor of Miami-Dade County. Attached is a copy of the recorded deed showing my acquisition of this land. In addition, I agree to furnish additional items as may be necessary such as abstract or Opinion of Title to determine accurate ownership information. Furthermore, I am aware that the use of a public water supply and/or public sewer system may be required for this development. If so required, I recognize that engineering drawings for the extension of these utilities must be approved by the appropriate utility entity and by D.R.E.R. prior to the approval of the final plat.

Pursuant to Florida Statutes 837.06, whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his duty shall be guilty of a misdemeanor of the second degree, punishable as provided in FS. 775.082 or FS. 775.083.

STATE OF FLORIDA)

SS:

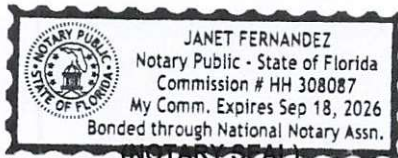
Signature of Owner: *ASZ*

COUNTY OF MIAMI-DADE)

(Print name & Title here): Alexander D Casas, Board Chair

BEFORE ME, personally appeared Alexander Casas this 6 day of November, 2025 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposed therein. Personally known ☒ or produce as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 6 day of November, 2025 A.D.



Signature of Notary Public: *[Signature]*

(Print, Type name here: Janet Fernandez)

September 18, 2026
(Commission Expires)

(Commission Number)

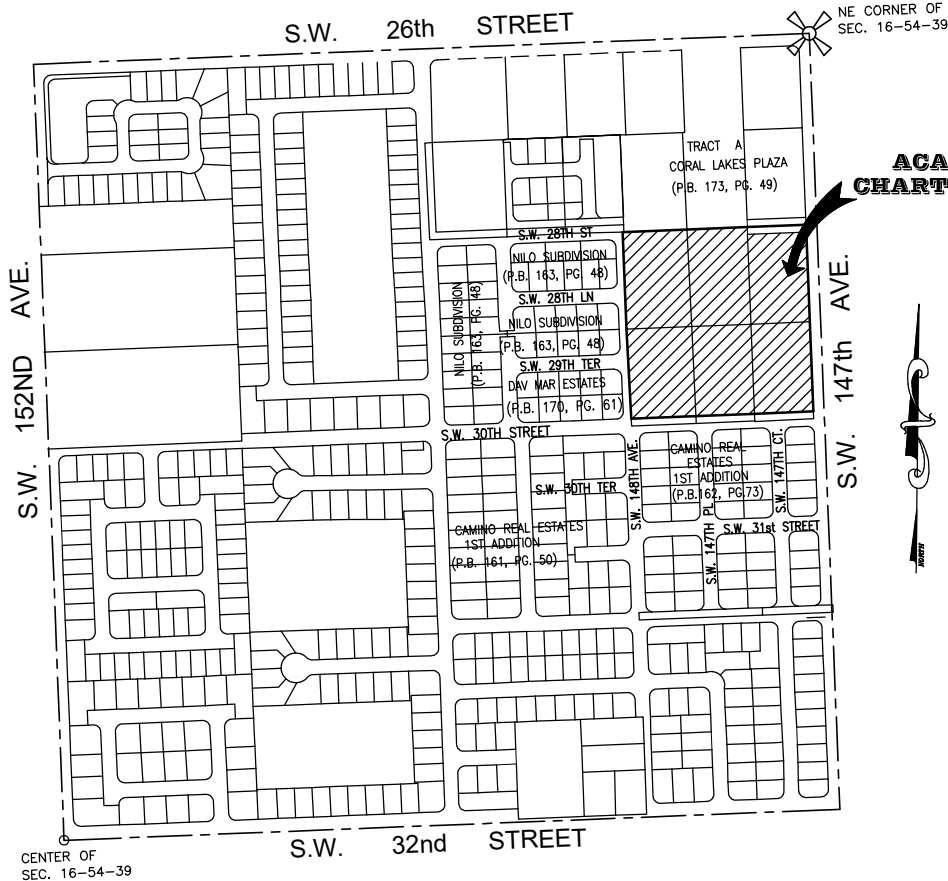
Note: The reverse side of this sheet may be used for a statement of additional items you may wish considered.

SKETCH OF BOUNDARY AND TOPOGRAPHICAL SURVEY
TENTATIVE PLAT FOR
ACADEMIR CHARTER SCHOOL

A SUBDIVISION OF A PORTION OF THE NE 1/4 OF THE SE 1/4 OF THE NE 1/4 OF
SECTION 16, TOWNSHIP 54 SOUTH, RANGE 39 EAST
MIAMI-DADE COUNTY, FLORIDA

LOCATION MAP

SCALE: 1"=300'



THE NE 1/4 OF SEC. 16-54S-39E
MIAMI-DADE COUNTY, FLORIDA

SITE ADDRESS: 147XX SW 28th STREET, MIAMI, FL. 33185
JOB NUMBER: 22-109
DATE OF SURVEY: FEB. 5, 2022 / MAY 25, 2025
FOLIO NUMBER: 30-4916-003-0036, 30-4916-003-0037,
30-4916-003-0040, 30-4916-003-0041 AND 30-4916-000-0320
R/W: 30-4916-003-0044, 30-4916-003-0043, 30-4916-003-0310

PREPARED FOR
ACADEMIR CHARTER SCHOOLS, INC.

PREPARED BY
AMERICAN SERVICES OF MIAMI, CORP.
CONSULTING ENGINEERS - PLANNERS-SURVEYORS
266 GIRALDA AVENUE, CORAL GABLES FLORIDA - 33134
PHONE: (305) 598-5101 FAX: (305) 598-8627
WEB: ASOMIAMI.COM

ABBREVIATION (IF ANY APPLIED)

A = CURVE
A/C = AIR CONDITIONING UNIT
ASPH = ASPHALT
B.M. = BENCH MARK
BLK CORN = BLOCK CORNER
CALC'D = CALCULATED
CB = CATCH BASIN
C.B.S. = CONCRETE BLOCK STRUCTURE
CL = CLEAR
CONC = CONCRETE
D.M.E. = DRAINAGE MAINT. EASEMENT
D = DIAMETER
EASEMT = EASEMENT
ELEV = ELEVATION
ENC. = ENCROACHMENT
F.O.H. = FOUND DRILL HOLE
F.H. = FIRE HYDRANT
F.N.D. = FOUND NAIL AND DISC
F.I.P. = FOUND IRON PIPE
F.S. = FOUND SPIRE
L.P. = LIGHT POLE
MEAS'D = MEASURED
MH = MANHOLE
M = MONUMENT
M.L. = MONUMENT LINE
NTS = NOT TO SCALE

P/B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.C. = POINT OF CURVATURE
P.I. = POINT OF INTERSECTION
P = PROPERTY LINE
P.P. = POWER POLE
P.R.M. = PERMANENT REFERENCE MONUMENT
P.T. = POINT OF TANGENCY
RAD. = RADIAL
REC. (O) = RECORDED
RES. = RESIDENCE
R/W = RIGHT OF WAY
SEC. = SECTION
S.D.H. = SET DRILL HOLE
S.N/D = SET NAIL AND DISC
S.I.P. = SET IRON PIPE
S.R.L. = SET REBAR
STY = STORY
SWC = SIDEWALK
T.O.P. = TOP OF BANK
U.E. = UTIL. EASEMENT
W.P. = WOODEN POLE
S = SECTION LINE

SURVEYOR'S LEGEND (IF ANY APPLIED)

BOUNDARY LINE
STRUCTURE (BLDG.)
CONCRETE BLOCK WALL
METAL FENCE
WOODEN FENCE
CHAIN LINK FENCE
WOOD DECK/DOCK
ASPHALTED AREAS
CONCRETE
BRICKS OR PAVERS
ROOFED AREAS
WATER (EDGE OF WATER)
AIR CONDITIONER
POOL PUMP
WATER HEATER

CATCH BASIN
MANHOLE
OVERHEAD ELECT.
POWER POLE
LIGHT POLE
HANDICAP SPACE
FIRE HYDRANT
EASEMENT LINE
WATER VALVE
TV-CABLE BOX
WM WATER METER
CONC. LIGHT POLE

JOB SPECIFIC SURVEYOR NOTES:

- THE PROPERTY DESCRIBED ON THIS SURVEY DOES LIE WITHIN A SPECIAL HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN A FLOOD ZONE "AH" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL No. **12086C-0431L**, WITH AN EFFECTIVE DATE OF SEPTEMBER 11, 2009. **BASE FLOOD ELEVATION OF 9.00 FEET** (NGVD)
- LAND GROSS AREA OF SUBJECT PROPERTY: **8.92 A (+/-)**
- ZONING HISTORY & ANALYSIS, THE PROPERTY IS ZONED RU-1M(B) - SINGLE FAMILY MODIFIED RESIDENTIAL DISTRICT, BETWEEN 2001 AND 2005, SEVERAL PORTIONS OF THE PROPERTY WERE REZONED FROM GU - INTERIM DISTRICT TO RU-1M(B) UNTIL THE ENTIRE PROPERTY WAS ZONED RU-1M(B), AS EVIDENCED BY RESOLUTION NOS, CZAB108601, CZAB103905, CZAB103805, CZAB107805, AND CZAB103705.
- ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929, AS PER MIAMI DADE COUNTY BENCH MARK No. **P-4016A**, WITH AN ELEVATION OF **7.89 FEET**.
- BEARINGS SHOWN HEREON ARE BASED ON AN ASSUME MERIDIAN OF N.02°15'32"W., BEING THE RECORDED BEARING FOR THE CENTERLINE OF S.W. 147th AVE., AS SHOWN ON PLAT BOOK 170 AT PAGE 61 OF THE PUBLIC RECORD OF MIAMI DADE COUNTY, FLORIDA.
- HERE ARE NO VISIBLE EASEMENTS OR RIGHTS OF WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED.
- THERE ARE NO OBSERVABLE, ABOVE GROUND ENCROACHMENTS (A) BY THE IMPROVEMENTS ON THE SUBJECT PROPERTY UPON ADJOINING PROPERTIES, STREETS OR ALLEYS, OR (B) BY THE IMPROVEMENTS ON ADJOINING PROPERTIES, STREETS OR ALLEYS UPON THE SUBJECT PROPERTY.
- DADE COUNTY FLOOD CRITERIA = 8.4 FEET (NGVD), AS PER AMENDED PLAT OF FLOOD CRITERIA MAP
- NUMBER OF LOTS: ONE TRACT "A"
- DEVELOPMENT INFO: ONE TRACT "A"
PROPOSED CHARTER SCHOOL
THE APPLICANT IS PROPOSING THE DEVELOPMENT OF THE PROPERTY INTO AN ACADEMIR CHARTER SCHOOL, GRADE LEVELS 6-12, FOR UP TO 1,600 STUDENTS ON A PROPOSED BUILDING WITH 110,894 SQUARE FEET, THE ACADEMIR CHARTER SCHOOL WILL CONSIST OF TWO SCHOOL BUILDINGS, A 2-STORY ARTS CENTER, WHICH HOUSES AN 18,000 SQUARE FOOT AUDITORIUM, AND A MAIN 3-STORY SCHOOL BUILDING THAT WILL HOUSE CLASSROOMS, OFFICES, BATHROOMS, LOCKERS, A LUNCHROOM, KITCHEN, AND AN ENCLOSED GYMNASIUM AS PER APPROVED 22025000050, RESOLUTION No. R-678-06.
- THE SITE WILL BE CONNECTED TO THE EXISTING CITY WATER AND SEWER ABUTTING THE PROPERTY.

WE HEREBY CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHICAL SURVEY AND THE SURVEY MAP RESULTING THEREFROM WAS PERFORMED UNDER MY SUPERVISION AND/OR DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND FURTHER, THAT SAID "BOUNDARY AND TOPOGRAPHICAL SURVEY" MEETS THE INTENT OF THE APPLICABLE PROVISIONS OF THE "STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA", PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, CHAPTER 472.027 FOR THE FLORIDA STATUTES.

American Services of Miami, Corp.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY
ED PINO, PSM ON THE DATE ADJACENT TO THE SEAL.
PRINTED COPIES OF THIS DOCUMENT ARE NOT
CONSIDERED SIGNED AND SEALED AND THE SIGNATURE
MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



Digitally signed by
ed pino
Date: 2025.11.18
12:11:13 -05'00'

DATE: NOV. 18, 2025.

AMERICAN SERVICES OF MIAMI, CORP.
Consulting Engineers . Planners . Surveyors

266 GIRALDA AVENUE
CORAL GABLES, FL. 33134
PHONE: (305) 598-5101 FAX: (305) 598-8627
ASOMIAMI.COM

T-24936

FOR: CLIENT FOR: FARO INVESTMENTS

CHECKED BY: E.P.

PAGE No. 1

DRAWN BY:

FIELD BOOK No.

SCALE: 1"=40'

DATE: 4/21/23

ORDER No.

22-109

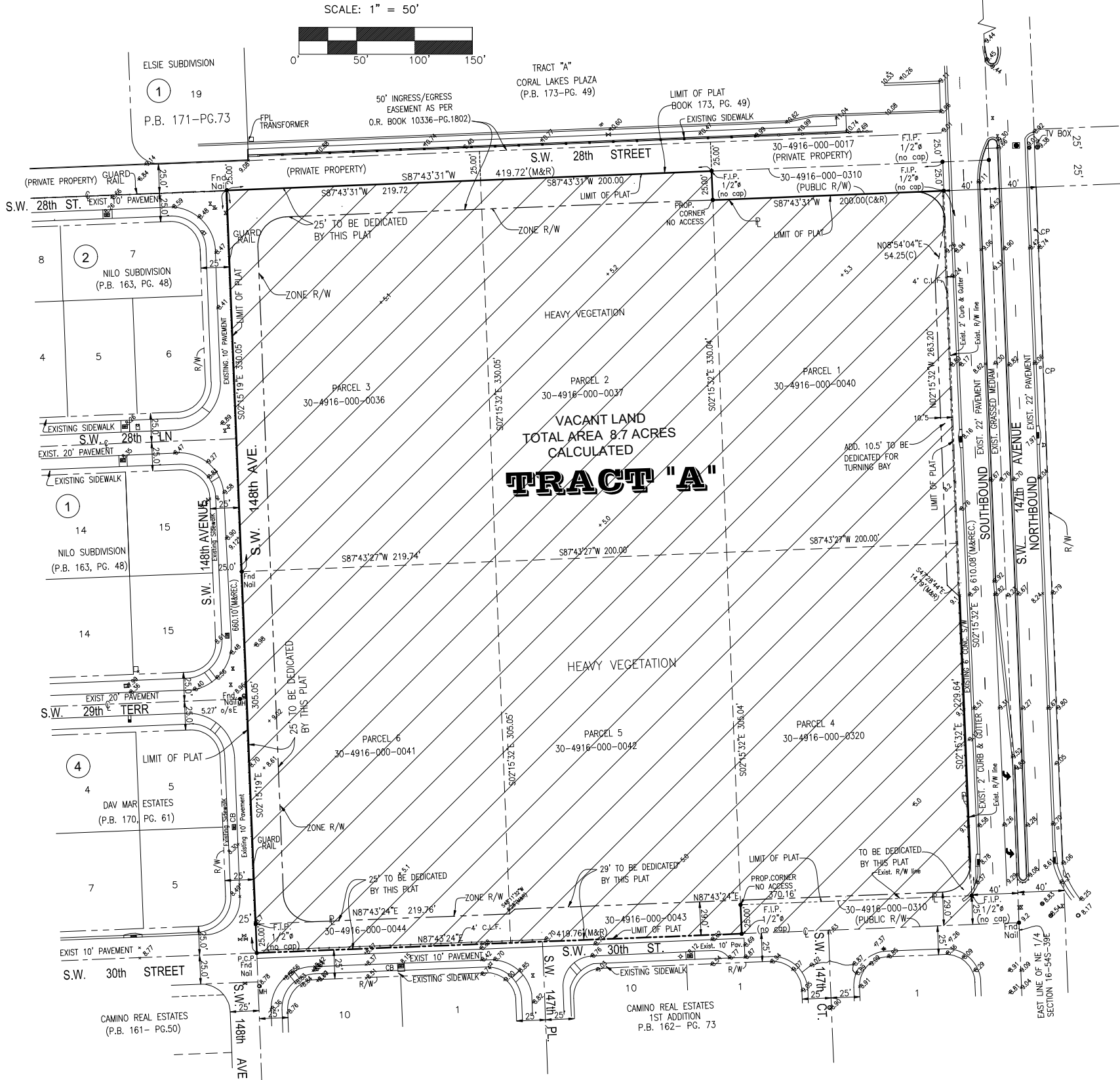
SHEET No.

1

SKETCH OF BOUNDARY AND TOPOGRAPHICAL SURVEY
TENTATIVE PLAT FOR
ACADEMIR CHARTER SCHOOL

A SUBDIVISION OF A PORTION OF THE NE 1/4 OF THE SE 1/4 OF THE NE 1/4 OF
SECTION 16, TOWNSHIP 54 SOUTH, RANGE 39 EAST
MIAMI-DADE COUNTY, FLORIDA

S.W. 26th STREET
(CORAL WAY) NE. CORNER
SECTION 16-54S-39E



LEGEND

 PROPOSED AREA TO BE DEVELOPED (9.28 ACRES)

THESE PROPERTIES ARE LEGALLY DESCRIBED AS FOLLOWS

PARCEL 1: FOLIO: 30-4916-000-0040

THE NORTH 1/2 OF THE SOUTHEAST 1/4, OF THE NORTHEAST 1/4, OF THE NORTHEAST 1/4, LESS THE NORTH 25 FEET THEREOF AND THE EAST 440 FEET THEREOF, SECTION 16, TOWNSHIP 54 SOUTH, RANGE 39 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA

PARCEL 2: FOLIO NUMBER: 30-4916-000-0037

THE WEST 200 FEET OF THE EAST 440 FEET OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE
NORTHEAST 1/4 OF NORTHEAST 1/4, LESS THE NORTH 25 FEET THEREOF, OF SECTION 16, TOWNSHIP 54 SOUTH, RANGE 39
EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

PARCEL 3: FOLIO: 30-4916-000-0036

THE EAST 240 FEET OF THE NORTH 1/2, OF THE SOUTHEAST 1/4, OF THE NORTHEAST 1/4, OF THE
NORTHEAST 1/4, LESS THE NORTH 25 FEET AND THE EAST 40 FEET THEREOF, OF SECTION 16,
TOWNSHIP 54 SOUTH, RANGE 39 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

PARCEL 4: FOLIO: 30-4916-000-0320

THE EAST 240 FEET OF THE SOUTH 1/2, OF THE SOUTHEAST 1/4, OF THE NORTHEAST 1/4, OF THE NORTHEAST 1/4, LESS THE SOUTH 25 FEET AND THE EAST 40 FEET THEREOF, OF SECTION 16, TOWNSHIP 54 SOUTH, RANGE 39 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

PARCEL 5: FOLIO: 30-4916-000-0042

THE WEST 200 FEET OF THE EAST 440 FEET OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 LESS THE SOUTH 25 FEET THEREOF, OF SECTION 16, TOWNSHIP 54 SOUTH, RANGE 39 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

PARCEL 6: FOLIO: 30-4916-000-0041

THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, LESS THE EAST 440 FEET THEREOF AND LESS THE SOUTH 25 FEET THEREOF, SECTION 16, TOWNSHIP 54 SOUTH, RANGE 39 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

PARCEL 7: FOLIO: 30-4916-000-0043

THE SOUTH 25 FEET OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, LESS THE EAST 440 THEREOF, OF SECTION 16, TOWNSHIP 54 SOUTH, RANGE 39 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

PARCEL 8: FOLIO: 30-4916-000-0044

THE SOUTH 25 FEET OF WEST 200 FEET OF THE EAST 440 FEET OF THE SOUTH 1/2 OF THE SOUTHEAST OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, OF SECTION 16, TOWNSHIP 54 SOUTH, RANGE 39 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

WE HEREBY CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHICAL SURVEY AND THE SURVEY MAP RESULTING THEREFROM WAS PERFORMED UNDER MY SUPERVISION AND/OR DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND FURTHER, THAT SAID "BOUNDARY AND TOPOGRAPHICAL SURVEY" MEETS THE INTENT OF THE APPLICABLE PROVISIONS OF THE "STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA", PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, CHAPTER 472.027 FOR THE FLORIDA STATUTES.

American Services of Miami, Corp.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED
ED PINO, PSM ON THE DATE ADJACENT TO THE SEAL

PRINTED COPIES OF THIS DOCUMENT ARE NOT
CONSIDERED SIGNED AND SEALED AND THE SIGNATURE
MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



DATE : NOV. 18, 2025

REVISED

AMERICAN SERVICES OF MIAMI, CORP.
Consulting Engineers . Planners . Surveyors
266 GIRALDA AVENUE
CORAL GABLES, FL. 33134

PHONE: (305) 598-5101 FAX: (305) 598-8627
ASOMIAMI.COM

T-24936

| | |
|-------------|---------------|
| FOR: CLIENT | SCALE: 1"=50' |
|-------------|---------------|

PAGE No. 1

ORDER No.
22-109

SHEET No. 2